

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING - April 13, 2000**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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**PRESENT:**

**Chairman:** Craig H. Zetley *(voting on items 1-46)*

**Members:** Henry P. Szymanski *(voting on items 1-46)*  
Scott R. Winkler *(voting on items 1-46)*  
Roy B. Nabors *(voting on items 1-46)*

**Alt. Board Members:** Georgia M. Cameron *(voting on items 1-44, 46-)*  
Donald Jackson *(voting on item 45)*

START TIME: 2:05 p.m.

End Time: 5:10 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	22828 Special Use Denied	A Place For Miracles Child Care David and Toni Howard, Property Owner  Request to occupy the premises as a day care center for 15 children, ages 3 wks. to 12 yrs., from 6 a.m. to 12 a.m.	3422 N. 44th St. 10th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
2	22864 Change of Operator Granted	Ajit Singh Prospective Buyer  Request to continue occupying the premises as a motor vehicle pumping station.	1545 W. Hopkins St. 7th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
3	22865 Extension of Time Granted	Old Grove, LLC Stanley H. Schuckman, Prospective Buyer  Request for an extension of time to comply with the conditions of the prior decision.  Action: Granted  Motion: Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.  Vote: 4 Ayes, 0 Nays, 1 C.Z. Abstained.	6015 W. Forest Home Av. 11th Dist.
4	22883 Change of Operator Granted	Winterhill Development Co., LLC (Winterhill) Property Owner  Request to continue occupying the premises as a Type 'B' restaurant.  Action: Granted  Motion: Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.  Vote: 4 Ayes, 0 Nays, 1 C.Z. Abstained.	5441 N. Lovers Lane Rd. 15th Dist.
5	22879 Change of Operator Granted	Kashmir Inc. Prospective Buyer  Request to continue occupying the premises as a motor vehicle pumping station and convenience store.  Action: Granted  Motion: Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.  Vote: 4 Ayes, 0 Nays, 1 C. Z. Abstained.	3709 W. Villard Av. 1st Dist.

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
6	22488 Appeal of an Order Dismissed	Steve V. Daniels Lessee  Request to appeal an order of the building inspector for an inappropriate use of a residential garage.	3406 N. Booth St. 3rd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
7	22824 Use Variance Granted	Housing Authority of the City of Milwaukee Ricardo Diaz, Property Owner  Request to expand the existing parking area on the premises.	1350 E. Locust St. 3rd Dist.
	Action:	Granted	
	Motion:	This item was adjourned by the applicant and will be rescheduled at the next available hearing.	
	Vote:	--	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	
8	22825 Use Variance Dismissed	Housing Authority of The City of Milwaukee Ricardo Diaz, Property Owner  Request to expand the parking area at the site.	1300 E. Kane Pl. 3rd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

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9	22835 Dimensional Variance Dismissed	Mary R. Ruskiewicz Property Owner  Request to construct a dormer on the premises in line with the existing 3' north side setback where 6' is now required.	2941 N. Downer Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
10	22872 Special Use Granted	New Life in Christ C.O.G.I.C. Rev. James D. Marshall, Property Owner  Request to occupy the premises as a church.	2507 N. Martin L King Dr. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use and Variance are granted for a period of ten (10) years, commencing with the date hereof.	
11	22868 Special Use	Tanya Lewis He Cares Christian Child Care Center, Lessee  Request to continue occupying the premises as a day care center for 26 children ages infant to 6 yrs., from 7:00 a.m. to 5:00 p.m.	4634 W. Burleigh St. 7th Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of DPW and will be rescheduled at the next available hearing.	

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12	22848 Special Use Granted	Lado Esquiuel Lessee  Request to occupy the premises as a church and social service facility.	2842-44 W. Forest Home Av. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the rear parking lot is paved as required by City Ordinance.</li> <li>5. That the existing storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That signage is limited to the existing projecting wall sign and the sign band above the storefront windows.</li> <li>7. That if the projecting wall sign is not utilized it should be removed.</li> <li>8. That landscaping and screening plans for the parking area are submitted, which meet the intent of s.295-75.</li> <li>9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

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13	22877 Dimensional Variance Granted	Richard G. Lyon, Jr. Property Owner  Request to construct a garage in excess of what is permitted.	3041 S. 48th St. 8th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner builds according to the revised plans submitted to BOZA on March 27, 2000.  4. That these Variances are granted to run with the land.	
14	22854 Special Use Dismissed	Pooh Bears Day Care Center Sabrina Hampton, Lessee  Request to occupy the premises as a day care center for 71 children, ages 4 wks. to 12 yrs., from 6 a.m. to 12 a.m. Mon-Fri and 6 a.m. to 6 p.m. Sat-Sun.	7933-37 N. 76th St. A/K/A 7919 N. 76th St. 9th Dist.
	Action:	Dismissed	
	Motion:	This item was adjourned at the request of an interested party and will be scheduled at the next available hearing.	

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15	22802 Special Use Granted	Eller Media Company Lessee  Request to replace the existing sign with a new one-pole sign within 100 ft. of a residential use.	3505 S. 76th St. 11th Dist.
	Action:	Granted 8 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of eight (8) years, commencing with the date hereof.</p>	

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16	22804 Special Use Granted	El Campesino Used Car Sales Leonel Alvarez, Property Owner  Request to occupy the premises as a used motor vehicle dealership.	2016 W. National Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
	Vote:	--	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That there is no out door storage of automobile parts or tires.</li> <li>5. That no automobile repair is to be done on the lot.</li> <li>6. That no long term storage, display or repair of any motor vehicles associated with this use occurs on any street or sidewalk area.</li> <li>7. That no more than ten (10) vehicles for sale are stored on site at any time.</li> <li>8. That site illumination is controlled to prevent glare onto adjacent streets and residences.</li> <li>9. That signage is limited to a maximum of 50 square feet.</li> <li>10. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



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17	22891 Dimensional Variance Granted	James P. Nelson Property Owner  Request to build a garage with dimensions 24'x 28' (672 sq. ft.).	3529 S. Taylor Av. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
18	22869 Special Use Granted	Riopelle Engineering Sales, Inc. Rob Riopelle, Lessee  Request to occupy the premises as an office.	9220 N. 107th St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	22870 Dimensional Variance Granted	Neighborhood Improvement Development Corp. John Worm, Property Owner  Request to construct a detached residential garage without the required site street setback.	1420 N. 40th St. 17th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

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20	22885 Use Variance Granted	<p>Bridging The Gap Lessee</p> <p>Request to occupy the premises as a recreational facility.</p> <p>Action:                   Granted 10 yrs.</p> <p>Motion:                 Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.</p> <p>Vote:                     4 Ayes, 0 Nays, 1 Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That fencing or netting be installed on site to protect pedestrians, motorists, and adjoining traffic from misdirected golf balls.</li> <li>5. That the appellant submit fencing plans and building elevations to the Dept. of City Development-Plan Administration for review and approval prior to the issuance of any permits associated with this use.</li> <li>6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	<p>1600-24 W. State St. 17th Dist.</p>
21	22887 Special Use	<p>SG Properties LLC Property Owner</p> <p>Request to occupy the premises as a rooming house for 8 people.</p> <p>Action:                   Scheduled for next hearing</p> <p>Motion:                 This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing.</p> <p>Vote:                     --</p> <p>Conditions of Approval:               --</p>	<p>1007 N. 14th St. A/K/A 1404 W. State St. 17th Dist.</p>

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22	22890 Dimensional Variance Granted	Hector J. Santana Property Owner  Request to construct an addition to the front of the existing premises.	2767 N. 58th St. 2nd Dist.
	Action:	Granted	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
	Vote:	--	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the exterior work is completed within twelve (12) months.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	
23	22894 Special Use	Community Financial Service Center Prospective Buyer  Request to occupy the premises as a financial institution.	7601 W. Hampton Av. 2nd Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the direction of the chair and will be rescheduled at the next available hearing.	
24	22808 Special Use	Daniel J. Katz Property Owner  Request to continue occupying the premises as a rooming house.	2537 N. Farwell Av. A/K/A 2535-41 N. Farwell 3rd Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing.	

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25	22861 Special Use Granted	Sonic Boom Tanya Kapp, Lessee  Request to occupy the premises as a second hand sales store.	1117 E. Brady St. 3rd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
26	22889 Special Use Granted	Lina Lipkowitz Lessee  Request to occupy the premises as a second hand sales facility.	3473 N. Oakland Av. 3rd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain clear glass and are maintained in an attractive manner.</li> <li>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

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27	22862 Special Use Granted	Susan Bielinski & Lori Kotrly The Skin Institute, Lessee  Request to occupy the premises as a specialty school.	342 N. Water St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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28	22866 Special Use Granted	Downtown Books Keith M. Pajot, Lessee  Request to continue occupying the premises as a used books sales (second hand sales) facility and expand storage into the 2nd floor area.	323-27 E. Wisconsin Av. 4th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant continues to comply with all prior conditions of the Board as ordered in Decision No. 22055, except as may be amended herein.</p> <p>5. That the appellant obtain approval from the City of Milwaukee Historic Preservation for any signage or other exterior modification to the building.</p> <p>6. That this Special Use is granted for a period of time, commencing with the date hereof and expiring, February 10, 2009.</p>	

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29	22867 Special Use Granted	Toon City, Inc. John J. Burke, Jr., Property Owner  Request to continue occupying the premises as a parking lot.	632-36 N. Water St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the appellant maintain landscaping and other site improvements as per plans as approved by the Department of City development.</li> <li>5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	



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30	22876 Special Use Granted	Imperial Parking, Inc. Jack Belin, Lessee  Request to continue occupying the premises as a parking lot.	626 W. Wisconsin Av. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained according to the landscape plan approved by DCD on 10/4/1993.</li> <li>5. That the applicant continues to comply with all prior conditions of the Board as ordered in Decision No.18889, except as may be amended herein.</li> <li>6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

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31	22819 Special Use Granted	AAA Affordable Transmission Michael J. Latona, Prospective Buyer  Request to occupy the premises as a motor vehicle repair facility.	5004 W. Center St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no vehicles be parked in, or otherwise obstruct , any driveways to the site.</li> <li>5. That no repair, storage or long-term parking of vehicles related to this use occur within any public street, sidewalk or alley.</li> <li>6. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>7. That vehicles associated with the business are not parked on the street or in the alley to the north.</li> <li>8. That all work is conducted inside of the building with the overhead doors closed.</li> <li>9. That all windows on the premises remain as clear vision glass and are maintained in an attractive manner.</li> <li>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
32	22852 Special Use Denied	Carisch, Inc. Michael Golembieski, Lessee  Request to continue occupying the premises as a type 'B' restaurant with the addition of a drive through facility.	7272 N. 76th St. 9th Dist.
	Action:	Denied	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing date.	

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33	22806 Special Use Dismissed	Precious World of Children Dev. & Lrng. Center Lydia Geter & Phyllis A. Weakley, Prospective Buyer  Request to occupy the premises as a day care center for 40 children, ages 3 wks. - 12 yrs., from 6 a.m. to 12 p.m.	4722-24 W. Fond du Lac Av. 10th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
34	22566 Special Use	Thomas E. Smith, Sr. Property Owner  Request to occupy the premises as a hand car wash facility.	1102 W. Atkinson Av. 10th Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
35	22863 Special Use Denied	Looney Squad Child Care Nickole Foster, Lessee  Request to occupy the premises as a day care center for 20 children, infant to 12 yrs., from 6 a.m. to 6 p.m.	1537 W. Groeling Av. 10th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
36	22829 Special Use Granted	Soup Bros., LTD Richard Regner and Kevin Sloan, Lessee  Request to occupy the premises as a type 'A' restaurant.	209 W. Florida St. A/K/A 401-13 S. 2nd St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
37	22853 Special Use Denied	Lamar Advertising of Milwaukee Kurt Weis, Lessee  Request to construct a single-face off-premise advertising sign on the premises.	2860 S. Kinnickinnic Av. 14th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
38	22878 Special Use Granted	Makbul Sajan Property Owner  Request to continue occupying the premises as a gas station and car wash.	2242 N. 12th St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That landscaping and screening is maintained per the approved plans on file with the Board of Zoning Appeals.</p> <p>6. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>7. That these Special Uses is granted for a period of ten (10) years, commencing with the date hereof.</p>	
39	22892 Special Use Denied	Gwendolyn Jackson Helping Hands Learning Center, Property Owner  Request to occupy the entire dwelling as a child day care center for 30 children, from infant to school age, 24 hours.	1702 N. 40th St. 17th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
40	22823 Use Variance Granted	Ramos Appliances, Repair, and Resale Shop Jose' Ramos, Lessee  Request to occupy the premises as a used sales and service facility.	4126 W. Capitol Dr. A/K/A 4122-30 W. Capitol Dr. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage is to be limited to a maximum of 50 square feet.</p> <p>5. That storefront windows are maintained in a neat and orderly manner.</p> <p>6. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</p>	
41	22817 Special Use Dismissed	Ms. Alisha's Helping Little Hands Day Care Alisha Fuller, Property Owner  Request to occupy the premises as a day care center for 25 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	4819 N. 36th St. A/K/A 4819 A. N 36th St. 1st Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
42	22855 Dimensional Variance Granted	Edward Jones Colliers, Turley, Martin, Tucker, Lessee  Request to install an internally illuminated 22 sq. ft. sign on the premises.	3103 N. Oakland Av. A/K/A 3101 N. Oakland 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Z. Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That the proposed sign consist of 18 inch individual channel letters, no illumination, green sides, and white facing.  5. That this Variance is granted for a period of five (5) years, commencing with the date hereof.	
43	22859 Dimensional Variance Denied	Tim Brophy Property Owner  Request to construct an enclosed porch/den addition to the rear of the existing non-conforming structure.	2913 N. Lake Dr. 3rd Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	22801 Use Variance Granted	V.E. Carter Development Group Inc. Lorraine P. Carter, Property Owner  Request to occupy the premises as offices, day care center, and school in addition to the approved social service facility.	2801 W. Wisconsin Av. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all prior conditions of the Board in Case No. 22348 are complied with and maintained except as may be amended herein.</li> <li>5. That this Special Use is granted for a period of five (5) years and the Variance is granted to run with the land, commencing with the date hereof.</li> </ol>	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
45	22821 Special Use Granted	Citgo Gasoline Station Kamaljit Singh, Property Owner  Request to reconfigure the existing pump islands and canopy and continue occupying the premises as a gas station and convenience store.	1254 N. 35th St. A/K/A 1238-56 N. 35th St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That one of the two existing W. McKinley Avenue driveways be eliminated at this location.</p> <p>6. That landscaping and screening be completed at the site within 45 days of the decision.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	22874 Use Variance Granted	Ollie & Company, Inc. Prospective Buyer  Request to occupy the premises for storage and two dwelling units.	807 N. 23rd St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to adjourn the appeal to allow the applicant to revise the proposed floor plans. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Z. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That an occupancy certificate is obtained.</li> <li>5. That the 2nd &amp; 3rd floors of the building must continue to be used for residential purposes.</li> <li>6. That the building's exterior must retain its residential appearance.</li> <li>7. That no signage may be erected.</li> <li>8. That this Variance is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

#### **Other Business:**

The minutes of the March 23rd meeting were unanimously approved.

The Board set the next meeting for May 4, 2000.

Board member Scott Winkler moved to adjourn the meeting at 5:10 p.m.. Seconded by Board member Henry Szymanski. Unanimously approved.

#### **BOARD OF ZONING APPEALS**

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Secretary of the Board